

**AVAILABLE TO LET NOW:
FLEXIBLE TERMS CONSIDERED**



LINCOLN ROAD
ENFIELD | EN1 1SY

**39,633 SQ FT OF WAREHOUSING ON 4
ACRE FULLY SECURE INDUSTRIAL AND
LOGISTICS SITE**



LOCATION

The property is prominently located on Lincoln Road within the Great Cambridge Industrial Estate, Enfield, one of North London's established trade and logistics locations.

The site sits 300m east of the A10 (Great Cambridge Road) and 2.5 miles south of the M25 (Junction 25), providing excellent access to the A406 North Circular and wider London motorway network.

This well-connected North London location benefits from a strong local labour pool and proximity to dense urban demand, making it well suited to industrial, trade and last-mile logistics occupiers.

DESCRIPTION

The property comprises a secure industrial site extending to approximately 4 acres on Lincoln Road within the Great Cambridge Industrial Estate.

The site provides two access points and a range of industrial buildings together with extensive yard, parking and open storage areas, suitable for a variety of industrial, storage, logistics or trade uses.

In total, the existing accommodation extends to approximately 39,633 sq ft (GEA) across two warehouse/workshop buildings with associated office space, set within generous circulation and hardstanding areas.

The site is available on flexible lease terms, offering occupiers a rare opportunity to secure a substantial yard and industrial facility in a prime North London location.

SITE AREA

The site extends to a gross area of 4 acres (1.62 hectares).



**FLEXIBLE
LEASE TERMS**



**HIGH POWER
THREE PHASE
SUPPLY**



**WATER SUPPLY
ACROSS THE SITE**



**SECURE
PERIMETER
FENCE**



**GATED AND WITH
TWO POINTS OF
ACCESS**



**LEVEL, HIGH
QUALITY HARD
STANDING**

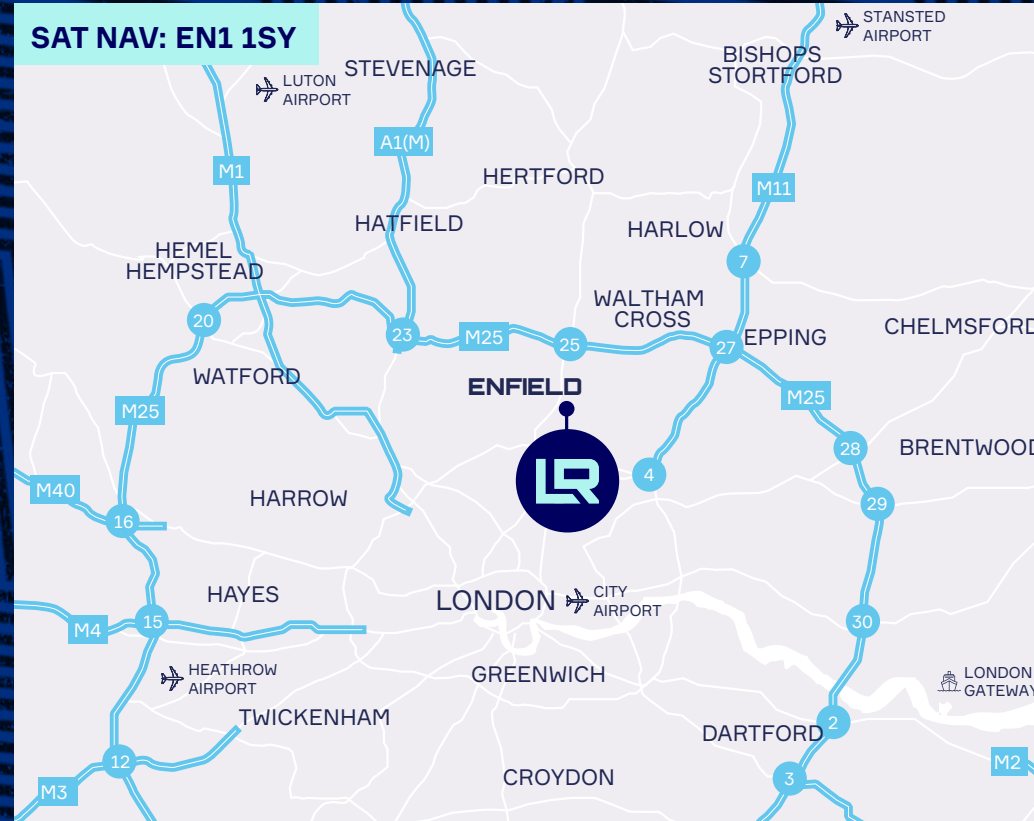


**BENEFITS FROM
GARAGE/WORKSHOP
AND WAREHOUSE
BUILDING**



Note: Boundary provided for indicative purposes only

LINCOLN ROAD



CONTACTS

For further information, please contact:

JACK BOOTH
 +44 (0) 7739 751 830
 jbooth@sbyre.com

JOSH GARWOOD
 +44 (0) 7943 176 189
 jgarwood@sbyre.com



FURTHER INFORMATION

LEASE TERMS

The premises is available on a new, flexible lease. Terms are available upon applicable.

BUSINESS RATES

We understand that the property has been designated a Rateable Value of £315,000.

Interested parties are to make their own enquiries of the London Borough of Enfield.

EPC

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USE CLASS

We understand that the site benefits from Use Class B2 / B8 designation.

Important Notice

SBY, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SBY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the purchaser will be required to establish the identity and source of funds used to acquire the property

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